146.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,500 / 806,500
					USE VALUE:	806,500 / 806,500
					ASSESSED:	806,500 / 806,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU DAVID/MARY T
Owner 2:	
Owner 3:	
Street 1:	29 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TEEVEN MARY/ROACH ANNELYSE -
Owner 2:	DO COUTO CAROL -
Street 1:	29 HILLCREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,740 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2011 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6740.000	305,300	3,400	497,800	806,500
Total Card	0.155	305,300	3,400	497,800	806,500
Total Parcel	0.155	305,300	3,400	497,800	806,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.99 | /Parcel: 400.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95916
GIS Ref	
GIS Ref	
Insp Date	07/27/18

!11421!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,300	3400	6,740.	497,800	806,500	806,500	Year End Roll	12/18/2019
2019	101	FV	239,900	3500	6,740.	466,700	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	195,000	3500	6,740.	385,800	584,300	584,300	Year End Roll	12/20/2017
2017	101	FV	195,000	3500	6,740.	354,700	553,200	553,200	Year End Roll	1/3/2017
2016	101	FV	195,000	3500	6,740.	323,500	522,000	522,000	Year End	1/4/2016
2015	101	FV	183,000	3500	6,740.	317,300	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	183,000	3500	6,740.	294,900	481,400	481,400	Year End Roll	12/16/2013
2013	101	FV	183,000	3500	6,740.	280,600	467,100	467,100		12/13/2012

PRINT

Date	Time
12/11/20	01:35:40

LAST REV

Date	Time
07/27/18	09:17:12
apro	
11421	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEEVEN MARY/ROA	48515-359		11/17/2006		430,000	No	No		
TEEVEN PHILIP A	41034-334		9/27/2003	Family	99	No	No		
	11551-533		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2011	354	Addition	105,000					DORMERS & REDO BTH
4/24/2008	392	Wood Dec	5,000			G9	GR FY09	16 x 20 deck

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Inspected	BS	Barbara S
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	355	PATRIOT
3/13/2007	MLS	MM	Mary M
1/25/2000	Inspected	263	PATRIOT
1/4/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6740		Sq. Ft.	Site		0	80.	0.92	9									497,762						497,800	

Total AC/HA:	0.15473	Total SF/SM:	6740	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	497,762	Spl Credit		Total:	497,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17206335
Const Adj.:	0.99989998
Adj $ / SQ:	123.054
Other Features:	92353
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375068
Depreciation:	69763
Depreciated Total:	305305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

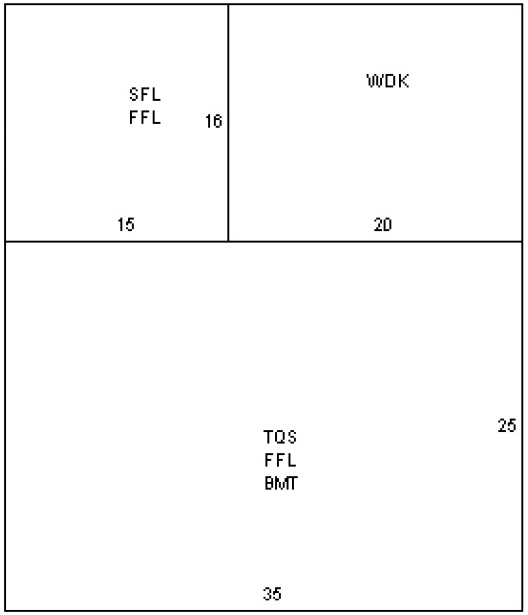
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	123.05
Special Features:	0	Val/Su Net:	95.23
Final Total:	305300	Val/Su SzAd	151.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,115	123.050	137,206
BMT	Basement	875	36.920	32,302
TQS	3/4 Story	656	123.050	80,754
WDK	Deck	320	9.120	2,920
SFL	Second Floor	240	123.050	29,533

Net Sketched Area:	3,206			Total:	282,715
Size Ad	2011.25	Gross Are	3425	FinArea	2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X20	G	GD	2008	11.41	T	6.6	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400